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COOK COUNTY NO CASH BID PROGRAM

BACKGROUND

The Cook County Board created the No Cash Bid Program in 1991 to assist municipalities and taxing bodies in acquiring title to tax delinquent property. The Cook County No Cash Bid Program is an economic development tool designed to assist in the acquisition of tax delinquent property in order to transform parcels, through privately funded re-development and public works programs, into areas with new resources and an improved community environment. By assisting the municipalities in the process of acquiring Certificates of Purchase, Cook County Government is able to help revive areas with new housing and business ventures. These projects generate new property tax and sales tax from parcels that had once been a drain on municipal resources. Over half of the 135 municipalities in Cook County have participated in this process throughout the years.

ELIGIBILITY

Per Cook County Ordinance, "...any city, village, township, park district within the boundaries of Cook County, or the Cook County Forest Preserve District" may submit a request to participate in the No Cash Bid Program. Others interested in the No Cash Bid Program must be "Third Party Requestors" to a request from one of the qualifying taxing districts previously noted.

USES

Over the years, there have been many successful developments in the 70 municipalities and 3 townships that have participated in the No Cash Bid Program. Re-development projects have begun to return properties to the tax rolls as gas station/convenience stores and single family homes; municipal projects like a much needed Community Center, shopping center, First Responder training and operations facility along with storm-water management projects which have all brought much needed resources and services to Cook County residents. Currently, Cook County's Neighborhood Stabilization Program (NSP) is working with the City of Chicago Heights and other communities to build affordable housing on land that was acquired through the No Cash Bid Program.

APPLICATION PROCESS

Qualifying taxing districts receive and complete a "No Cash Bid Municipal Request Package Checklist" for the applicable round of request processing – Over-the-Counter or Scavenger Sale in the odd-numbered years. Third Party Requestors must complete a "Third Party Request Affidavit Package" that becomes part of the taxing district's overall request to the No Cash Bid Program.

INQUIRES

Please submit all inquiries to Stephanie Milito, Project Director, at 312-603-1012 or stephanie.milito@cookcountyil.gov